

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, March 26, 2015 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 3/12/15**

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**
 - b. **6 Lillinonah Dr. #201500110: Showcause Hearing**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 3/9/15; Zoning Board of Appeals 3/2/15; Planning Commission 3/5/15;**

 - b. Letter from Francis Pickering, Exec. Dir of WCCOG Northern Office to Municipal Zoning Commissions dated 2/26/15 Re: Referral to WCCOG Submission Process

 - c. Legal Briefings for Building Inspectors: February 2015

 - d. **Letter from Water Source to Zoning Commission dated 3/18/15 Re: 36 North Mountain Rd; North Mountain Hollow – Pre review**

4. **Continued Public Hearing: 7:30pm**
 - a. **Proposed Regulation Change #201500050: Section 242-202 and Section 242-501: Brewery and Brewpub / restaurants**

5. **Old Business:**
 - a. **51 Berkshire Dr. #201500096: Single Family Conversion for a 725 sq. ft. apartment**

 - b. **33 White Pine Dr. #201500097: Single Family Conversion for a 524 sq. ft. apartment**

 - c. **101, 103 & 105 Laurel Hill Rd #201401132: Design Review for a mixed use with 98 Residential Units and 8,600 Sq. ft. of Commercial buildings (dec. date 5/16/15)**

6. **New Business:**
 - a. **604 Federal Road (Toyotomi USA) #201500148: Site Plan Modification to install a 1,500 sq. ft. pad with shed roof and a 512 sq. ft. tank pad (dec.date 5/29/15)**
 1. Map titled "Proposed Site Plan Modification" prepared by CCA, LLC dated 1/7/15 revised 2/24/15 – sheet 1 of 1
 2. Letter from William Lavelle to ZBA received in Land Use 3/17/15 Re: Proposed Variance Request & Site Plan Revisions – 604 Federal Rd
 3. Letter from James Carpenter to Zoning Commission dated 1/14/15 Re: Proposed changes to the Site Plan at 604 Federal Rd to accommodate a new tenant.
 4. Letter from Shawn Emmerson (bicycle Center) to Zoning Commission dated 1/7/15 Re: Proposed changes to the Site Plan at 604 Federal Rd to accommodate a new tenant.
 5. Letter from Marc Rogg (Echo Bay Marina) to Zoning Board of Appeals dated 1/23/15
 6. Response letter from Water Source dated 3/18/15 Re: 604 Federal Rd, Toyotomi USA #201500148

- b. **117 Whisconier Road #201500150: Site Plan Modification for alteration to the parking area for equipment** (*dec. date 5/29/15*)
 - 1. Plot Plan handed into Land Use 3/12/15
 - 2. Response letter from Water Source dated 3/18/15

 - c. **248 Whisconier Rd #201300925: Request for Bond Release of \$2,000.00**

 - d. **131 Tower Road #201400996 (DiGrazia Vineyards): Discussion of Use for the Vineyards**
 - 1. Letter from Peter Hunt, Attorney to Zoning Commission dated 3/2/15 Re: DiGrazia Vineyards

 - e. **355 Federal Road #201500151: Use of a Church with weekly services on Sundays and Bible study for a congregation of about 50 people**
7. **Tabled Items:**
8. **Informal Discussion:**
a.
9. **Comments of Commissioners:**
10. **Adjourn:**

****Next Regular Meeting Scheduled for April 9, 2015****